



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.137

AMARAVATI, TUESDAY, MARCH 16, 2021

G.800

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority (VMRDA) – Proposal for Change of Land Use from Residential land use to Commercial land use to an extent of 2228.20 Sq.Mts in Sy.No.80/4 of Marripalem (V), Visakhapatnam, Draft Variation – Notification – Issued

[Memo.No.2625367/M1/2020, Municipal Administration & Urban Development (M) Department, 16th March, 2021]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Zonal Development Plan & Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy.No.80/4 of Marripalem, Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of 2285.98 Sq.Yds. or 1911.30 Sq.Mts. The boundaries which are given in the schedule below which was earmarked for Residential Land use in Zonal Development Plan of Visakhapatnam sanctioned in G.O.Ms.No.345 MA & UD Dept., dated.30.06.2006 is now proposed to be designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions that;

1. The applicant shall implement the NHAI norms, on the proposed road widening of NH-16 to 80.00 M while granting building permission.
2. the applicant shall pay the necessary development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as per the existing rules.
3. The applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
7. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing Vizag profile residency bearing Door No.39-22-10/4
East : Existing Ganga-Godavari VUDA Apartments.
South :Existing 61.61 mtrs road proposed to 80 mtrs wide old National Highway road.
West : Existing 30' wide road.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT